

In re:
Gary Richard Grimm
Gary R. Grimm
Debtors

Case No. 17-10625-mdc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Jan 20, 2022

User: admin
Form ID: pdf900

Page 1 of 3
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 22, 2022:

Recip ID	Recipient Name and Address
db	+ Gary R. Grimm, MAILING ADDRESS, 837 Swede Street, Norristown, PA 19401-3980
db	+ Gary Richard Grimm, 404 Ross Rd., King of Prussia, PA 19406-2111

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 22, 2022

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 20, 2022 at the address(es) listed below:

Name	Email Address
ALBERT JAMES MILLAR	on behalf of Creditor Norristown Municipal Waste Authority and Municipality of Norristown RA-occbankruptcy3@state.pa.us RA-occbankruptcy6@state.pa.us
ALBERT JAMES MILLAR	on behalf of Creditor PA Dept of Revenue RA-occbankruptcy3@state.pa.us RA-occbankruptcy6@state.pa.us
ALEXANDER MORETSKY	on behalf of Attorney Alex Moretsky amoretsky@moretskylaw.com G18782@notify.cincompass.com
ANTHONY ST. JOSEPH	on behalf of Creditor United States of America on Behalf of IRS anthony.stjoseph@usdoj.gov mardella.suarez@usdoj.gov,CaseView.ECF@usdoj.gov

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Page 2 of 3
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CARLA ARIAS	on behalf of Commonwealth of PA UCTS carias@pa.gov
ERIK B. JENSEN	on behalf of Debtor Grimm Brothers Realty Co. erik@jensenbagnatolaw.com jordan@jensenbagnatolaw.com;jennifer@jensenbagnatolaw.com;lori@jensenbagnatolaw.com;mjmecf@gmail.com;jensener79956@notify.bestcase.com
GLENN A. BROWN	on behalf of Interested Party GLENN A. BROWN glenn.brown@realworldlaw.com noticeme.realworldlaw@gmail.com;tiana.royal@realworldlaw.com
JAMES RANDOLPH WOOD	on behalf of Creditor Norristown Municipal Waste Authority jwood@portnoffonline.com jwood@ecf.inforuptcy.com
JAMES RANDOLPH WOOD	on behalf of Creditor Municipality of Norristown jwood@portnoffonline.com jwood@ecf.inforuptcy.com
JAMES RANDOLPH WOOD	on behalf of Creditor Norristown Municipal Waste Authority and Municipality of Norristown jwood@portnoffonline.com jwood@ecf.inforuptcy.com
JAMES W. ADELMAN	on behalf of Debtor Grimm Brothers Realty Co. mail@morrisadelman.com
JEFFREY KURTZMAN	on behalf of Trustee TERRY P. DERSHAW Kurtzman@kurtzmansteady.com
JOSHUA LOUIS THOMAS	on behalf of Debtor Grimm Brothers Realty Co. joshualthomas@gmail.com
KENNETH E. WEST	ecfemails@ph13trustee.com philaecf@gmail.com
KEVIN G. MCDONALD	on behalf of Creditor M&T BANK bkgroup@kmlawgroup.com
KEVIN P. CALLAHAN	on behalf of U.S. Trustee United States Trustee kevin.p.callahan@usdoj.gov
LEO M. GIBBONS	on behalf of JCPR LLC lgibbons@macelree.com
LEO M. GIBBONS	on behalf of JCPR LLC lgibbons@macelree.com
LEO M. GIBBONS	on behalf of John Campion lgibbons@macelree.com
LYNN R. ZACK	on behalf of Creditor 2301 Market Street S23-1 lynn.zack@exeloncorp.com, Jennifer.brodheim@exeloncorp.com
MATTEO SAMUEL WEINER	on behalf of Creditor M&T BANK bkgroup@kmlawgroup.com
MICHAEL D. VAGNONI	on behalf of Creditor Montgomery County Tax Claim Bureau michael.vagnoni@obermayer.com Lucille.acello@obermayer.com;helen.belair@obermayer.com;coleen.schmidt@obermayer.com;turner.falk@obermayer.com
REBECCA ANN SOLARZ	on behalf of Creditor M&T BANK bkgroup@kmlawgroup.com rsolarz@kmlawgroup.com
REBECCA ANN SOLARZ	on behalf of Creditor Community Loan Servicing LLC bkgroup@kmlawgroup.com, rsolarz@kmlawgroup.com
ROBERT MITCHELL MORRIS	on behalf of Debtor Grimm Brothers Realty Co. mail@morrisadelman.com
STEVEN KAPUSTIN	on behalf of Creditor Madeline Rice skapustin@regerlaw.com
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov
WILLIAM EDWARD MILLER	on behalf of Creditor M&T BANK wmiller@friedmanvartolo.com bankruptcy@friedmanvartolo.com
WILLIAM J LEVANT	on behalf of Creditor Madeline Rice efile.wjl@kaplaw.com
WILLIAM J LEVANT	on behalf of Creditor Tyler Shipley efile.wjl@kaplaw.com

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Page 3 of 3

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TOTAL: 30

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Gary R. Grimm Gary Richard Grimm Debtor(s)	CHAPTER 13
COMMUNITY LOAN SERVICING, LLC Movant vs.	NO. 17-10625 MDC
Gary R. Grimm Gary Richard Grimm Debtor(s)	11 U.S.C. Sections 362
Kenneth E. West Esq. Trustee	

ORDER

AND NOW, this 19th day of January 2022 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 646 Forge Springs Way F/K/A 404 Ross Road F/K/A 609 Valley Forge Road, King Of Prussia, PA 19406 ("Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



MAGDELINE D. COLEMAN
CHIEF U.S. BANKRUPTCY JUDGE